

ZB# 69-3

Silver Stream Trailer

(no SBL given)

69-3 Silver
Stream
Trailer Ct.
(Bivona)

4/20/64
3:40 P.M.

Trailer Park Expansion Turned Down

The New Windsor Zoning Board of Appeals has turned down a request from Peter Bivona to add 84 units to the Silver Stream Trailer Court on Rt. 207.

Attorney Bernard J. Sommers said today that the four board members attending Monday night's meeting agreed in vetoing the request.

A public hearing had been held in March. Area residents expressed opposition to the expansion.

Silver Stream Trailer Court, Inc.
Mr. Charles J. Bivona
M. D. 29 Little Britain Road
Newburgh, New York

March 26, 1969

Town of New Windsor Zoning Board
New Windsor, New York

Dear Board Members:

At the time of the public hearing on the proposal of a variance on Silver Stream Mobile Home Court, Inc., there was some objections or complaints raised that were not refuted. I would like to clarify these objections and refute them.

As to the children that ride the school buses to school each morning, there are only thirty-eight. Thirty-eight children which is less than one child per mobile home. Also, we have no objection for the school buses to drive down the entrance road and pick up the children off the main highway. We will also provide an area for the buses to turn around safely. There are no abandoned cars on the mobile park property, there is just one car that has been nonoperative and was unable to be moved due to the ~~deposition~~ of the snow. There are no dogs that are owned by the tenants allowed to run loose. The Dog Warden, Mr. Simpson, can verify this. Actually, by count there are only four dogs in all, two which are miniature dogs and two are chained outside of the mobile home.

A point was raised as to the effect of the Mobile Home Court on real estate value. If this is so, then this is already a fact as the trailers are there and have been for over four years and I cannot see where any additional units would have any additional adverse effect. But as a point of information, there has been three homes in the Elizabeth Lane are that were recently sold and mortgages obtained. I also know that the people who sold these homes received their asking price. One of the purchasers, who also objected to the trailers, lived in a rented home on Elizabeth Lane for over three years and is one of the three people who in turn bought the property he originally rented. If the Mobile Home Court was so objectional, why would he purchase this home?

Respectfully,



Charles J. Bivona

Silver Stream Trailer Court, Inc.

CJB:cch

Veronica Ave., M. D. 42
New Windsor, N. Y. 12550
April 22, 1969

Earle O. Morse, Secretary
New Windsor Planning Board
12 Union Avenue
New Windsor, N. Y. 12550

Dear Mr. Morse:

Please be informed that at a meeting of the
Zoning Board of Appeals held on Monday, April 21,
1969, it was the decision of the Board to deny
the application for a conditional use permit of
Silver Stream Trailer Court, Inc. (Peter Bivona.)

Yours very truly,

Louise A. Budney,
Chairman

LAB:pd

Adopted 12/20/65

APPLICATION FOR CONDITIONAL USE

APPLICATION NO: 69-3

DATE: February 26, 1969

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (~~XXXX~~ Peter Bivona) of Little Britain Road
(Street & number)
New Windsor, New York, HEREBY MAKE
(Municipality) (State)
APPLICATION TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR
FOR THE USE OF:

A. LOCATION OF THE PROPERTY: Little Britain Road, MD# 29, New Windsor, NY
USE DISTRICT OF ZONING MAP R.A.

B. PROVISIONS OF THE ZONING ORDINANCE APPLICABLE. (Indicate the Article, section, sub-section and paragraph of the Zoning Ordinance applicable. Do not quote the ordinance). 48-6 (4) p

C. NOTE: NECESSARY FINDINGS: The Zoning Board of Appeals must find all of the following to apply:

1. The requested use will not create conditions different from existing uses in the area because: this is an extension of the trailer court now located on the same site in this R.A.

Zone

2. Such use will not cause congestion around entrance or exit because: there is enough land in the area to avoid any type of congestion

3. Such use will not create traffic hazards because: there is enough area on the road to avoid any type of traffic hazards

4. Such use will not be the cause of giving off noxious gases, odors, smoke or soot because: this is not a commercial enterprise such as a factory. It will be used for residential purposes.
5. Such use will not cause disturbing emission of electrical discharges, dust, light, vibration noise or radioactivity because of: this is for residential use only.
6. Such use will not change the character of the neighborhood because: this is an extension of the existing trailer court now located on the same site.

D. DESCRIBE IN DETAIL HOW PROPERTY IS TO BE USED: Property is to be used for eighty-four lots for trailers, residential only

(Use separate sheet of paper if necessary)

E. SUBMIT IN DUPLICATE

1. Plot Plan
2. Description of Building
3. Picture of site, including adjacent property.

F. APPLICATION TO BE ACCOMPANIED BY A CHECK - Payable to ~~Town of New Windsor~~ in the amount of \$10.00. Application to be returned to: New Windsor Zoning Board of Appeals, Town Hall, New Windsor, N. Y. 12550.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified.

STATE OF NEW YORK)
COUNTY OF ORANGE) ss:

Sworn to this 26th day of Feb. 19 69

(Petitioner's Signature)

(Notary Public)

JERALD FIEDELHOLTZ
Notary Public, State of New York
Residing in Orange Co.
Commission Expires Mar. 5 1969

DO NOT WRITE IN THIS SPACE

Application No. 69-3
Date of Hearing 3/17/69
Date of Decision 4/21/69
Decision:

Date Received 2/26/69
Notice Published 3/6/69

*Conditional Use permit denied.
4-0 vote*

Spectators: 3/17/69-

Application of Peter
Bivona

Joseph Evangelisti's

Names:

Michael De Rosa
John R. Shelton
Louise Shelton
Mary Bennett
Maude Bennett
Irene Miller
George Miller
Veronica Vesely
Catherine Maremb
V. Bivona
Apt Jafasco
J. Angeloni
C. Grantlund
Mary J. Garofalo
Patricia Domalavage
Albert Domalavage
Rocco Panella
Elizabeth Panella
James V. Brown
Mary Venuto

Address:

RD #2 Box 239
MD 36, Mt Airy Rd.
MD -36 Mt. Airy Rd.
2 Elizabeth Lane
2 Elizabeth Lane
3 Elizabeth Lane
3 Elizabeth Lane
Moore Hill Road
RD 2 Newburg.
MD 29
8 Elizabeth Lane
6 Elizabeth Lane
16 Elizabeth Lane
12 Elizabeth Lane
14 Elizabeth Ln.
14 Elizabeth Ln.
Mt. Airy Road
Mt. Airy Road.
McCall Place
10 Elizabeth Lane

PUBLIC NOTICE OF HEARING BEFORE
THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
Town of New Windsor, New York will hold
a public hearing pursuant to Section 48--33A of the Zoning
Ordinance on the following proposition:

(69-3)

Appeal No. 69-3

Request of Peter Bivona for a

conditional use permit

~~(variance of the regulations of the zoning ordinance)~~ to permit extension of trailer park,
(describe proposal)

known as Silver Stream Trailer Court

(in accordance with being)

~~a variance of~~ Article 111C(1), Section 48-6(4) p,

for property owned by him situated as follows

Little Britain Road, MD. 29, New Windsor, New York
bounded on the north by lands now or formerly of Vesley, on the south
by Rt. 207 & Elizabeth Lane, on the west by lands now or formerly of
~~(or other description of requested action by the~~
~~Board of Appeals.)~~ DeRosa and on the east by Silver Stream

Trailer Park.
SAID HEARING will take place on the 17th of March, 19 69,
at the New Windsor School, beginning at 8:00 o'clock P.M.

~~By resolution of the Board dated XXXXXXXXXXXXXXXX, 19XXXX~~

Louise A. Budney
Chairman ~~(or Secretary)~~



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

March 10, 1969

Silver Stream Trailer Court
Attention: Peter Bivona

Dear Sir:

According to my records, the following list of property owners are within the 500 feet of the area you inquired about:

- | | |
|--|---|
| √ Bivona, Vincent
Little Britain Rd, MD 29
Newburgh, N. Y. | √ Panella, Rocco & Elizabeth
Mt. Airy Rd., MD 29
Newburgh, N. Y. |
| √ Bilello, Anthony & Rose
Little Britain Rd. MD 29
Newburgh, N. Y. | √ Bivona, Vincent Jr.
Little Britain Rd. MD 29
Newburgh, N. Y. |
| √ Bivona, Vincent Sr. & Catherine
MD 29 Little Britain Rd.
Newburgh, N. Y. | California Oil Company
1200 State St.
Perth Amboy, N. J. |
| CHEN RON
√ California Oil Company
1200 State St.
Perth Amboy, N. J. | √ Bivona, Charles J.
Odell Circle
Newburgh, N. Y. |
| √ Bivona, Charles J.
Odell Circle
Newburgh, N. Y. | √ Bivona, Vincent
Little Britain Rd. MD 29
Newburgh, N. Y. |
| √ Congelosi, Joseph M. & Catherine
Little Britain Rd. MD 29
Newburgh, N. Y. | √ Bennett, Gerard A & Marie T.
Elizabeth Lane, MD 29
New Windsor, N. Y. |
| √ Rivera, Braulia
Mount St. Joseph Box 101
New Windsor, N. Y. | |
| Neuner, Konrad & Sylvia
MD 29, Elizabeth Lane
New Windsor, N. Y. | √ Shelton, John Jr. & Louige
6 Elizabeth Lane
New Windsor, N. Y. |



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Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

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- | | |
|--|---|
| √ Tabasco, Arthur F. & Joan
Elizabeth Lane, MD 29
New Windsor, N. Y. | √ Howard, Earle F. & Ruth G.
MD 29, Elizabeth Lane
Newburgh, N. Y. |
| √ Venuto, Andrew J. & Mary
MD 29, Elizabeth Lane
Newburgh, N. Y. | √ Bivona, Andrew Jr.
15 Plattekill Ave.
New Paltz, N. Y. |
| √ Garofolo, James & Mary
12 Elizabeth Lane
Newburgh, N. Y. | √ Rydell, Albert & Rose
Elizabeth Lane, MD 29
Newburgh, N. Y. |
| √ Domalavage, Albert & Patricia
MD 29, Elizabeth Lane
Newburgh, N. Y. | √ Sladeski, Frank & Catherine S.
RD #2 Little Britain Rd.
Newburgh, N. Y. |
| Desimone, Ralph & Catherine
Little Britain Rd. Eliz. Lane
Newburgh, N. Y. | √ Bivona, Frank & Rose
MD 29 Little Britain R.
Newburgh, N. Y. |
| √ Bivona, Vincent
Little Britain Rd. MD 29
Newburgh, N. Y. | √ Anderson, Fred & Mary F.
MD 26 Little Britain Rd.
Newburgh, N. Y. |
| √ Bivona, Anna
Little Britain Rd. MD 29
Newburgh, N. Y. | √ Anderson Fred R. & Mary F.
MD 26 Little Britain Rd.
Newburgh, N. Y. |
| √ Evangelisto, Joseph J. & Clotilda R.
Elizabeth Lane, MD 29
Newburgh, N. Y. | √ Bivona, Charles & Elizabeth
Little Britain Rd. MD 29
Newburgh, N. Y. |
| √ Miller, George & Irene
3 Elizabeth Lane
Newburgh, N. Y. | √ Bivona, Peter J. & Claire M.
MD 29 Little Britain Rd.
Newburgh, N. Y. |
| √ Bivona, Anna
MD 29 Little Britain Rd.
Newburgh, N. Y. | √ DeRosa, Antonio
Bethlehem Road, MD 29
Newburgh, N. Y. |



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OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

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- ✓ SILVER STREAM TRAILER COURT
Little Britain Rd.
New Windsor, N. Y.
- ✓ Vails Gate Fire Company, Inc.
Route 94
Vails Gate, N. Y.
- ✓ Vesely, Stephen V.
Mt. Airy Rd. RD #2
Newburgh, N. Y.

Respectfully,

Ellsworth E. Weyant

ELLSWORTH E. WEYANT, Chairman
Assessors
Town of New Windsor

EEW:pt

MD 29 Little Britain Road
Newburgh, New York 12550
March 12, 1969

Mrs. Louise Budney
Chairman, Board of Appeals
New Windsor, N. Y.

Dear Mrs. Budney:

Reference is made to Appeal No. 69-3 - Extension of Silver
Stream Trailer Park.

Inasmuch as I am unable to attend the meeting scheduled
on March 19 I feel that my letter should be considered.

I am opposed to the extension of the trailer park for
several reasons:

The park does not seem to be maintained in a neat manner.

The road is extremely dusty during the summer months.

There appears to be no designated recreation area for
the children, consequently the children and their toys
are all over the road.

Abandoned vehicles seem to be making their appearance
in the park

There are presently 5 trailer parks in the area.

Sincerely,

A handwritten signature in cursive script that reads "Fred R. Anderson".

Fred R. Anderson

11-
2. P.H.
v. v.
APPLICATION is hereby made for the following:

Agenda _____ Service _____

1. Name Silver Stream Trailer Court Inc

Address MD #29 - Little Britain p.d.

Telephone Number 561-2073

Are you the owner of the property? yes.

2. Briefly describe intention (or attach) and location of

property: Enlarge present Trailer Court of 48 sites to accommodate in the future as demands require to accommodate a total of 130 sites.

3. PLANNING BOARD

Cond. use - RA
Sec. 48-6 (4) p

Zone

L.O.

RA

over 50%

Site Plan Preliminary Meeting

Subdivision Preliminary Meeting

Informational Meeting

✓ * Town Board Approval
AGENDA DATE _____

4. ZONING BOARD OF APPEALS

Interpretation of Ordinance or Map

Variance (Notify P/B - Plans if necessary)

Informational Meeting

✓ * Town Board Approval
AGENDA DATE _____

5. BUILDING PERMIT

Planning Board action needed

Z.B.A. action needed

Site Plan needed

Subdivision approval needed

Water, Sewer and Highway action needed

* Check above
ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings

1. Name Silver Stream Trailer Court

Address MD #29 - Little Britain Rd.

Telephone Number 561-2073

Are you the owner of the property? yes.

2. Briefly describe intention (or attach) and location of property: Enlarge present Trailer Court of 48 sites to accommodate in the future as demands require to accommodate a total of 130 sites.

3. PLANNING BOARD

Cond. use - RA
Sec. 48-6 (4) p

Zone
L2
RA
over 50%

Site Plan Preliminary Meeting

Subdivision Preliminary Meeting

Informational Meeting

✓ * Town Board Agenda April 1
AGENDA DATE

4. ZONING BOARD OF APPEALS

Interpretation of Ordinance or Map

Variance (Notify P/B - Plans if necessary)

Informational Meeting

✓ * Town Board Agenda April 1
AGENDA DATE

5. BUILDING PERMIT

Planning Board action needed

Z.B.A. action needed

Site Plan needed

Subdivision approval needed

Water, Sewer and Highway action needed

* check above
ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Charles Brown (Tras)

XERO
COPY

XERO
COPY

XERO
COPY

XERO
COPY

JERALD FIEDELHOLTZ

ATTORNEY AND COUNSELLOR AT LAW

—
TELEPHONE 562-4630
AREA CODE 914
—

142 BROADWAY
NEWBURGH, NEW YORK 12251

TOWN JUSTICE - TOWN OF NEW WINDSOR

February 26, 1969

Mrs. Patricia Delio
7 Franklin Avenue
New Windsor, New York

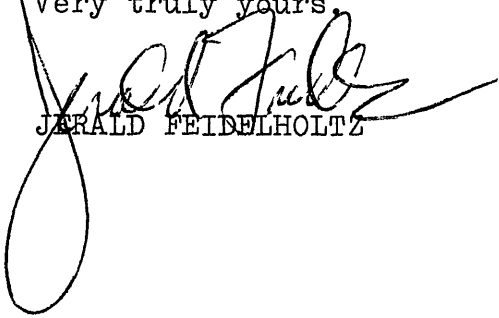
Re: Application for Conditional use, Silver Stream Trailer
Park.

Dear Mrs. Delio:

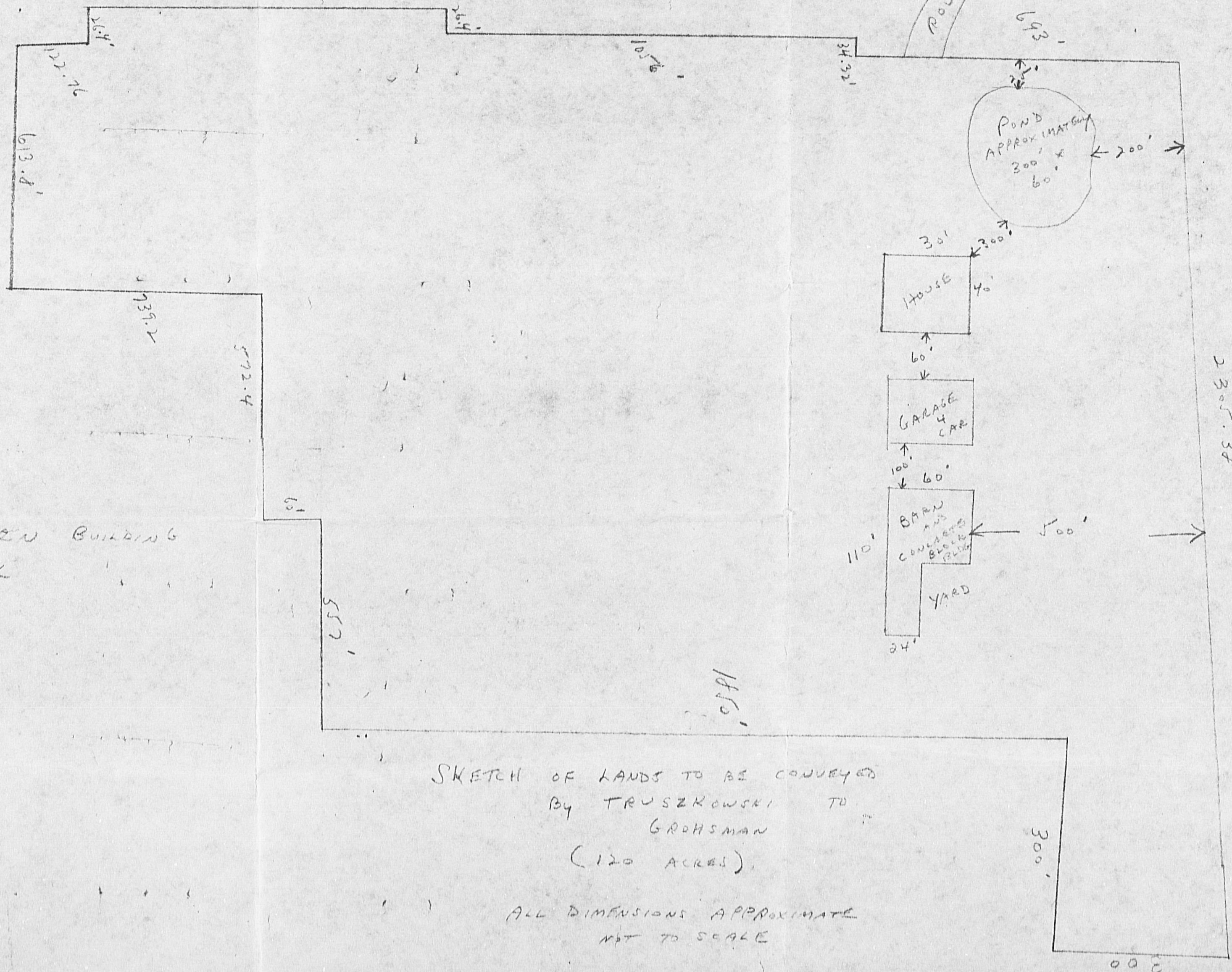
I am enclosing herewith the necessary papers in the above
entitled matter. I am under the understanding that this
will be published in the newspaper.

Thank you for your cooperation in this matter.

Very truly yours,


JERALD FIEDELHOLTZ

JF/tgs
enc.



REQUEST

TO USE BARN BUILDING
FOR KENNEL

SKETCH OF LANDS TO BE CONVEYED
By TRUSZKOWSKI TO
GROSSMAN
(120 ACRES)

ALL DIMENSIONS APPROXIMATE
NOT TO SCALE